

**Paradise Community Club,  
Inc.**

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**Next Regular PCC Board  
Meeting**

May 20, 2018

1:00 PM – PCC Office

151 Nisqually Way

**PCC Board**

<b>President</b>	Bill Balcom
<b>VP</b>	Bill Krause
<b>Secretary</b>	Brett Anderson
<b>Treasurer</b>	Chuck Mitchell
Trustee	Rose Gaines
Trustee	Steve Olson
Trustee	Calvin Porter
Trustee	Joan Williams

**Contents**

President's Message	1
Notice of Annual Meeting	1
Project Updates	2
Community News	2



## Message from the President

Earlier this year, our community lost a long time member and resident Paul Nerge. Paul worked as a Realtor and sold many of the recreational lots in Paradise Estates and around Ashford and Mineral Lake area. For several years, Paul was instrumental in implementing and overseeing our Community Watch Program. PCC also lost another long-term resident, with the passing of Letty Walker. Letty was a past Water Board member and served the community during a time of great change. We tip our hats to both of them; they will be missed.

Beginning on April 23<sup>rd</sup>, we will embark on a project to replace the aging water lines on Mowich Way. Morning Star Construction will be performing the work, which is expected to last about four weeks. The water line replacement work is being completed in advance of the anticipated county repaving of Osborne Rd., Nisqually Way, Paradise Drive and Mowich, beginning in late May. Lewis County will also chip-seal the cul-de-sacs throughout Paradise Estates. Please be patient and drive cautiously as workers will be working in various locations during the paving project.

We hope that you have had a restful winter and enjoy a safe spring and summer in Paradise!

We also hope to see you at one of our community events:

5/19 – Spring Cleanup (Meet at the Office at 9am – rakes, shovels, pruners and wheelbarrows are always helpful)

5/20 – PCC Board Meeting (1pm - PCC Office)

6/16 - PCC Annual Meeting (10am – PCC Office)

9/1 - Annual Picnic (11-2pm – PCC Office)

Bill

## Annual Membership Meeting!

Mark your calendars! This year's Annual Membership meeting will be held as follows:

**Saturday, June 16, 2018**

**10:00am – 2:30pm**

**PCC Community Center  
151 Nisqually Way**

(Potluck Lunch format)

**Agenda**

Last Call for Ballots  
Call to Order / Introductions  
Review of Prior Years Minutes  
Treasurer's Report  
Accounts in Arrears  
Prior Year's Accomplishments  
Ballot Counting  
~Potluck Lunch~  
Emergency Preparedness  
Water System Report  
2018 Projects  
Good of the Order  
Adjournment

## Community Events

This year's summer picnic will be held as follows:

**Sat. September 1st 11-2pm**  
(at PCC Office)

Free burgers, dogs, and snacks for attendees!





**It's a great time to burn those fallen limbs and tidy up your lot. Remember – fallen branches and tall grass is a hazard to all!**

### Fire info:

FREE Burning Permits  
Burn Ban Status  
Pierce Alert Program

**Call SW Clean Air Agency**  
(800) 633-0709  
or go to  
**burnpermit.lewiscountywa.gov**

For instant free residential burning permit (generally valid until July 1<sup>st</sup>.)

### PCC Office Hours:

12-4 pm  
Mon, Wed & Fri

An **OPEN** sign is displayed during office hours

**Phone/Fax:** (360) 569-2669

or

**Email/Web:**

[PCC007@centurytel.net](mailto:PCC007@centurytel.net)  
[www.paradisec.org](http://www.paradisec.org)

## Pride of Ownership

While we have seen a noticeable improvement in our community over the past several years, we are still challenged by a minority of properties. Our office often receives complaints regarding the condition of these lots and we generally respond by sending the lot owner a notice of infraction letter, asking that the situation be corrected. During the winter months, we recognize that cleanup can be difficult due to weather conditions.

With Spring approaching, now is the time to get caught up on outdoor maintenance. Our Board meets on 5/20 and infraction letters will be sent shortly afterward. Most letters simply ask that branches be burned, strewn about items be organized or tall grass be cut. The effort necessary to become compliant is usually modest, so please do your part to help us keep our community clean and avoid potentially expensive fines.

## Opportunities

### Yoga Sessions

A reminder that free Yoga sessions are held at the PCC Office each Wednesday, starting at 10am.

### PCC Finance Committee

The Finance Committee meets the 3<sup>rd</sup> Wednesday of every even month – 10am at the PCC Office. All PCC members are welcome to review how community dollars are spent. Please join us!

### Community Watch

Community Watch / Emergency Management meetings are held the last Saturday of every even month (except December).

“We shall never know all the good that a simple smile can do.”

## Canine Concerns

If any one complaint topic consumes more time than all others, it pertains to dogs not being managed well by their owners.

We have very frequent complaints of dogs being observed roaming the community, barking for prolonged periods and worst of all, defecating along the roadways or on neighboring or community property.

A number of these ill-behaved canines belong to people who are renting for a week or less. In an effort to bring awareness to this issue, we will soon install more signs and dog poo bags in our community. Failure to clean up after pets will result in a single warning letter, followed by a \$100 fine to the property owner where the dog is residing.



## Common Courtesy

Please remember to inform your tenants, both long-term and short term, that they are required to adhere to the same rules as lot owners. We have received complaints of loud music, bad language and dog-related infractions, especially with weekend tenants. Short-term tenants have little sense of ownership and are therefore prone to more extreme behavior.

All rented properties should keep a full copy of our Membership Handbook on hand. Remember that you the lot owner must bear the consequences resulting from such behavior.

~ Mother Teresa

## Reporting Crime

Report non-urgent crime issues and suspicious activity to the Lewis County Sheriff. Non-emergency phone number: (360) 740-1105 State that you “are calling to report \_\_\_\_\_” and that you would like a case number, as well as a deputy callback.

## Developing Your Lot?

We have seen an increase in the number of lots that are being developed within our community. Whether adding a Park Model, Mobile Home or stick-built structure to your lot, please consult with the office before you commit yourself to the endeavor. PCC maintains setback requirements on top of what Lewis County has documented. So before you do any clearing, please contact us, so that we can make sure your efforts are efficient and in compliance of our community covenants, rules & regulations.

## Notices

### Money Matters!

PCC has maintained a Finance Committee for the past several years. This committee is led by Calvin Porter and it reviews all transactions into and out of the PCC accounts. This month marks yet another year in which there were no financial discrepancies identified in our accounts. Thank you to Calvin and Steve Olson for their efforts and to Cecile and Chuck for keeping such accurate records!

### Keep Us Informed!

It is vitally important to keep the PCC office informed of any changes to your phone number or mailing address. Those of you who live alone should ensure that the office has an emergency contact for you as well. Without one, we may be unable to assist during emergencies!